

IMPORTANT

For residents and
property owners

INFORMATION

REGARDING THE RISK OF FLOODS WITHIN OUR AREA

The Local Flood Hazard: For the majority of our community, the primary causes of flooding are tropical storm systems and afternoon thunderstorms, which generally occur from June to November.

Certain areas of our community are low-lying and subject to flooding from rising water. Other flooding can occur from storm water runoff.

Many homeowners and businesses do not carry flood insurance which can result in high uninsured losses.

Floodplain Development Permit Requirements:

Any development in the floodplain requires a building permit. This includes reconstruction, rehabilitation, additions or other improvements.

Modifications or improvements to existing structures that are non-conforming with regard to current codes, including FEMA regulations, may require existing structures to be brought into full compliance with current codes, based upon the percentage of improvement being proposed.

If you suspect illegal floodplain development is occurring, please call PZB at 791-4000.

DRAINAGE SYSTEM MAINTENANCE

A community can lose a portion of its drainage system conveyance or storage capacity due to dumping, debris, soil erosion and sedimentation as well as overgrowth of vegetation. When this happens, flooding occurs more frequently and reaches higher elevations, subjecting properties otherwise protected to an unnecessary risk of damage. Keep grass clippings and other debris out of storm water drainage systems to prevent clogging and loss of storm water storage and conveyance capacity.

If you experience any localized drainage problems, including illegal dumping into City drainage canals or storm water systems, please call Public Works at 791-4003.

IMPORTANT PHONE NUMBERS

Flood Services

Construction in the floodplain, elevation certificates and flood zone determinations within Wellington: **561-791-4000**

Canal dumping & obstructions:
561-791-4003

Emergency Phone Numbers

Emergency Services: **561-791-4037**

Utility Customer Service
(water & wastewater): **561-791-4000**

Public Works (roads, swales, sidewalks, storm drains, street signs): **561-791-4003**

Additional Emergency Phone Numbers

Fire/Police/Emergency: **911**

Sheriff Substation
(non-emergency): **561-688-5447**

Palm Beach County
Emergency Management: **561-712-6400**

Traffic Signal Damage: **561-683-6885**

Florida Power & Light: **561-697-8000**

Bell South: **611**

American Red Cross: **561-833-7711**

Animal Care & Control: **561-233-1200**

During an emergency tune to...
WQCY420 1680 AM radio station
TV Channel 18
www.fema.gov
www.wellingtonfl.gov

The **Flood Information Brochure** is produced by the Village of Wellington to inform residents of flood precautions and is also available on our website at www.wellingtonfl.gov



left to right top:
John Greene, Councilman;
Bob Margolis, Mayor;
Howard K. Coates, Jr., Vice Mayor

left to right bottom:
Matt Willhite, Councilman;
Anne Gerwig, Councilwoman;

Manager

Paul Schofield

**FOR FURTHER ASSISTANCE
PLEASE CONTACT
791-4000**

For more flood information, please visit
www.floridadisaster.org.

Para información sobre inundación en
español visite el Web site de FEMA en
www.floridadisaster.org.

WELLINGTON



FLOOD

Information

Building Division, Village of Wellington
12300 Forest Hill Boulevard
Wellington, FL 33414
Phone: 561-791-4000

HELP PROTECT YOUR PROPERTY
AND FLOOD INSURANCE RATES

The Building Division of the Village of Wellington is a proud participant in the National Flood Insurance Community Rating System working diligently to obtain reduced rates for flood insurance for residents. The Building Division continues to fulfill the necessary requirements that qualify our residents for a 15% reduction in flood insurance premiums from the National Flood Insurance Program. This reduction applies to all properties located in “special flood hazard” areas within Wellington. PZB continues to work closely with the City Public Works Division with the goal of achieving a 20% reduction in rates in the future.

WHAT CAN YOU DO?

FLOOD INSURANCE

For many people, their home and its contents represent their greatest investment. Property losses due to flooding are generally not covered under most standard homeowners’ insurance policies. Whether your property is in a low to moderate-risk or high-risk flood area, it can be insured at reasonable rates with a National Flood Insurance Program (NFIP) Flood Insurance Policy, if it is located in a community that participates in the NFIP. In return, participating communities carry out flood management measures designed to protect life and property from future flooding.

The Federal Emergency Management Agency (FEMA), through its Federal Insurance Administration, administers the NFIP and Wellington joined this program to enable property owners to obtain flood insurance through this program.

To find out more about flood insurance for your property and its contents, contact your insurance agent. There is usually a 30-day waiting period before a flood insurance policy takes effect, so don’t wait until a storm threatens before you obtain the flood insurance coverage you need.

Building Coverage Available:

Single family dwelling	\$250,000
Other residential	\$250,000
Non-residential	\$250,000
Small business structure	\$500,000

Contents Coverage Available:

Residential	\$100,000
Non-residential	\$500,000
Small business	\$500,000
Renter Contents	\$100,000

PROPERTY
PROTECTION MEASURES

Every year, flooding causes more property damage in the United States than any other type of natural disaster. While recent construction practices and regulations have made new homes less prone to flooding, many existing structures remain susceptible. Throughout the country, there is a growing interest from property owners to develop practical and cost effective methods for reducing or eliminating exposure to flooding.

Several effective techniques include acquisition and relocation of a building to a site not subject to flooding, construction of flood walls or berms to keep water away from the property or retrofitting structures to make them flood proof. Retrofitting is a different approach as the property itself remains subject to flooding while the building on it is modified to prevent or minimize flooding of habitable space.

There are several approaches to retrofitting:

- Elevation of the structure above flood levels
- Construction of barriers (flood walls, berms)
- Dry flood proofing (water tight floors and walls)

When a flood threatens it is always advisable to take the following emergency actions:

- Sand bagging to reduce erosion and scouring
- Elevate furniture above flood stage levels
- Create flood way openings in non-habitable areas such as garage doors
- Seal sewer lines to prevent the back flow of sewer waters

FLOOD SAFETY MEASURES

- You can protect yourself from flood hazards by taking measures to ensure the safety of life and property before, during, and after a flood.
- Do not walk through flowing water. Drowning is the number one cause of flood deaths, mostly during flash floods. Currents can be deceptive; six inches of moving water can knock you off your feet. If you walk in standing water, use a pole or stick to see how deep the water is.
- Do not drive through a flooded area. More people drown in their cars than anywhere else. Don’t drive around road barriers; the road or bridge may be washed away.
- Stay away from power lines and electrical wires. The number two flood killer after drowning is electrocution.
- Report downed power lines to Florida Power & Light or to Palm Beach County Sheriff’s Department immediately.

NATURAL & BENEFICIAL FUNCTIONS

Wetland areas and buffers adjacent to streams help reduce flood damage. The floodwaters in a natural floodplain are allowed to spread over a large area. This reduces flood velocities and provides flood storage to reduce peak flows downstream. It is our job to help preserve natural areas in the floodplain. This can be done by avoiding construction in the floodplain and providing as large a buffer as possible next to the floodplain.

